

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend the Code of Virginia by adding in Title 36 a chapter numbered 1.5, consisting of a*
3 *section numbered 36-55.64, relating to local rehabilitation zones.*

[S 46]

Approved

6 **Be it enacted by the General Assembly of Virginia:**

7 **1. That the Code of Virginia is amended by adding in Title 36 a chapter numbered 1.5, consisting**
8 **of a section numbered 36-55.64, as follows:**

9 *§ 36-55.64. Creation of local housing rehabilitation zones.*

10 *A. Any city, county, or town may establish, by ordinance, one or more housing rehabilitation zones*
11 *for the purpose of providing incentives and regulatory flexibility in such zone.*

12 *B. The incentives provided in a housing rehabilitation zone may include, but not be limited to (i)*
13 *reduction of permit fees, (ii) reduction of user fees, and (iii) waiver of tax liens to facilitate the sale of*
14 *property that will be substantially renovated, rehabilitated or replaced.*

15 *C. Incentives established pursuant to this section may extend for a period of up to 10 years from the*
16 *date of initial establishment of the housing rehabilitation zone; however, the extent and duration of any*
17 *incentive shall conform to the requirements of applicable federal and state law.*

18 *D. The regulatory flexibility provided in a housing rehabilitation zone may include, but not be*
19 *limited to (i) special zoning for the district, (ii) the use of a special permit process, (iii) exemption from*
20 *certain specified ordinances, excluding ordinances or provisions of ordinances adopted pursuant to the*
21 *requirements of the Chesapeake Bay Preservation Act (§ 10.1-2100 et seq.), the Erosion and Sediment*
22 *Control Law (§ 10.1-560 et seq.), and the Virginia Stormwater Management Act (§ 10.1-603.1 et seq.),*
23 *and (iv) any other incentives adopted by ordinance, which shall be binding upon the locality for a*
24 *period of up to 10 years.*

25 *E. The governing body may establish a service district for the provision of additional public services*
26 *pursuant to Chapter 24 (§ 15.2-2400 et seq.) of Title 15.2.*

27 *F. Each locality establishing a housing rehabilitation zone pursuant to this section may also apply*
28 *for the designation of a housing revitalization zone pursuant to Chapter 11 (§ 36-159 et seq.) of Title*
29 *36. Nothing in this chapter shall preclude such dual designation.*

30 *G. Any housing rehabilitation zone established pursuant to this chapter shall be deemed to meet the*
31 *requirements for designation of housing revitalization eligible to be financed as an economically mixed*
32 *project pursuant to § 36-55.30:2.*

33 *H. This section shall not authorize any local government powers that are not expressly granted*
34 *herein.*

ENROLLED

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